



- Mid Terrace Property
- Six Bedrooms
- Living Room
- Kitchen
- Two Bathrooms
- Parking to the rear
- Requires modernisation
- No Onward Chain

**5 Fishergate Hill**  
Preston, PR1 8JB

**£145,000**  
Guide Price

A well-presented, six double bedroom terraced town house, which located within close proximity to Preston Town Centre, ideal for an investor. The accommodation comprises of an entrance hall, lounge, dining kitchen, utility room and downstairs WC. To the first floor there are three double bedrooms and a family bathroom. The second floor is comprised of three more double bedrooms and another family bathroom. Externally to the rear there is off road parking, with an enclosed slabbed garden to the front. Viewing is essential as property has significant potential.

#### Auctioneer Comments

This property is for sale under traditional auction terms and should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

**Entrance Vestibule** 5' 2" x 4' 1" (1.57m x 1.24m)

#### Entrance Hall

Entrances to living room and kitchen, stairs to upper and lower floors

**Living Room** 15' 10" x 13' 5" (4.82m x 4.09m)

Wall radiator, window to front aspect

**Kitchen** 15' 1" x 11' 9" (4.59m x 3.58m)

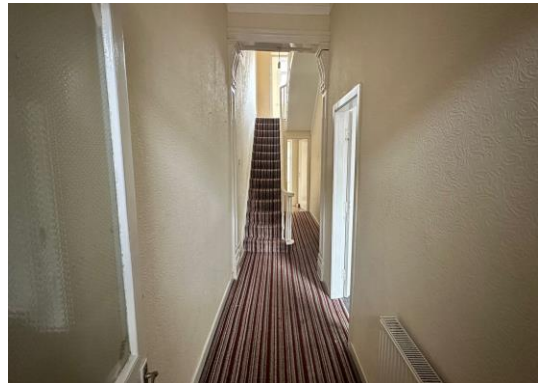
Fitted with a range of base and eye level units incorporating a sink and drainer, space for cooker, washing machine and fridge freezer, window to rear.

#### First Floor

**First Floor Landing** 9' 10" x 4' 10" (2.99m x 1.47m)

**Bedroom One** 8' 4" x 11' 9" (2.54m x 3.58m)

Wall Radiator, window to rear aspect



**Bedroom Two** 16' 0" x 8' 4" (4.87m x 2.54m)  
Wall Radiator, window to front aspect

**Bedroom Three** 12' 6" x 8' 1" (3.81m x 2.46m)  
Wall Radiator, window to front aspect

**Bathroom** 6' 1" x 5' 4" (1.85m x 1.62m)  
Suite comprising of a low level WC, wash basin, panelled bath with shower over.

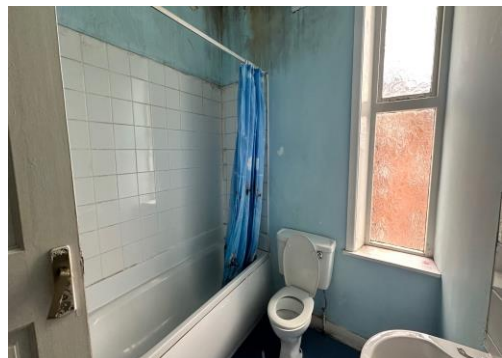
## Second Floor

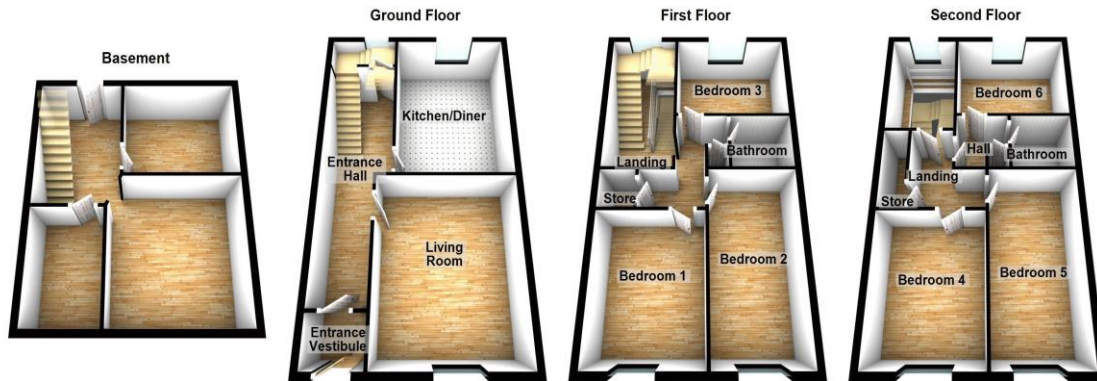
**Second Floor Landing** 6' 2" x 5' 0" (1.88m x 1.52m)

**Bedroom Four** 8' 10" x 11' 8" (2.69m x 3.55m)  
Wall radiator, window to rear.

**Bedroom Five** 16' 2" x 10' 1" (4.92m x 3.07m)  
Wall radiator, window to front.

**Bedroom Six** 13' 0" x 7' 8" (3.96m x 2.34m)  
Wall radiator, window to front.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** We have been advised by the vendor that the property is tbc (please note that details of the tenure should be confirmed by any prospective purchasers solicitor).

**Services:** All main services are understood to be connected to the property. No services or appliances have been tested.

**Agents Notes:** We endeavor to make all our descriptions and dimensions as accurate as possible, however their accuracy is not guaranteed.

**Property Misdescriptions Act 1991:** These details do not form part of any contract. They have been produced in good faith and are intended to be a general guide to the property. None of the statements in this document are to be taken as fact and any intending purchasers are to satisfy themselves by inspections or otherwise as to the correctness of statements in these details. No person in the employment of this company has the authority to make or give any representation or warranty in relation to this property.

*Make Your Move*

Plumlife Move, Armit House, Monmouth Road, Cheadle Hulme, Stockport, SK8 7EF

Tel: 0161 486 7700 Fax: 0161 485 5858 Email: [move@plumlife.co.uk](mailto:move@plumlife.co.uk)

[www.plumlifemove.co.uk](http://www.plumlifemove.co.uk)